

Land Use Designations

C. Medium Density Residential (MDR)

The Medium Density Residential land use area is intended to provide higher residential densities than LDR, but still commonly found within urban neighborhoods. This area will also have a significant role as a transitional use between most commercial areas and lower density residential development. Characteristics of the MDR category include:

Locations throughout town where uses can serve as transitions that buffer and/or screen lower density residential uses from commercial uses and major streets.

All areas should provide a mixture of housing styles, types, and occupancy levels in order to meet the housing needs and socio-economic abilities of all residents.

Neighborhood parks and open spaces should be included in all new developments and provided with access to the City's Trail System.

Pedestrian connectivity will be important; the public sidewalk system should provide adequate opportunities for residents to walk to destinations or for enjoyment.

The area will include densities ranging from three to 10 dwelling units per acre.

Uses within this area include single- and two-family residential dwellings, public and quasi-public uses, group homes, and home occupations.

D. High Density Residential (HDR)

The High Density Residential land use area is intended to accommodate denser residential development. This area would support apartment complex-types development, or a mixture of townhomes and apartments. The location of this area is intended to act as a buffer between more intensive commercial uses and lower density residential uses. Characteristics of the HDR category include:

Location where uses can serve as a transition between lower density residential areas and commercial uses.

Location in areas adequately served by transportation facilities, and near abundant employment opportunities.

Opportunities for outdoor recreation and open space will be an important design element.

Pedestrian connectivity with and between developments shall be required through use of the public sidewalk and trail systems, such pedestrian opportunities will compensate for the density of development.

The area will include densities ranging from nine to 15 dwelling units per acre.

Residential alternatives should be allowed, including units with varying numbers of bedrooms, and live/work units.

Uses within the area include single-, two-, and multi-family dwellings, with a focus on group homes, multiple-family and multiple-story structures.